

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan held March 7, 2019.**

Present: Lane Moritmer, Victor Cammans, Jason Watson, Rand Watson, Allyson Pettingill, Danielle Andrew, Becky Nelson, Tim Knight, Ron Jones, and Tim Hale.

Planning and Zoning Meeting called to order at 7:04 pm.

Jason Watson conducts the meeting.

Discussion of Garage/Variance: Tim Knight addresses the Commission regarding a garage/shop he would like to build on his property but has some questions about the setbacks. There is discussion about the setbacks and the property lines on his property. There is discussion of variances and the requirements needed to have a variance approved by the P&Z and the City. There is discussion of what Tim's options are for the building he is wanting to build. The Commission states there isn't a lot they can do as the code states the setbacks and the requirements for variances. It is suggested that Tim could have his property surveyed to be sure his property lines are correct.

Discussion of Development of Gunderson Property on Menan Lorenzo Hwy: There is discussion of the Public Hearing to be held at the next P&Z meeting for the CUP application. There is discussion of the proposal and the property.

Nelson Property Division: The Commission looks through the paperwork provided by Becky and Greg Nelson. Becky explains that there are two separate Short Plat Applications for the two separate property divisions, Serenity Subdivision and the Jenson Property split. The Commission looks over the application for the Jenson property first. There is discussion of the large allotment of open space as the section of property going to Ben Briggs is much larger than the 5% required. The same concern applies to the Serenity Subdivision split. There is discussion of this. The Commission reads through each application and finds that both applications are in compliance with the City Ordinances.

Lane Mortimer made a motion to make a recommendation to the City Council to accept both the Jenson Property Short Plat application and the Serenity Subdivision Short Plat application as submitted by Greg and Becky Nelson as both applications meet all of the Short Plat requirements set out in the City of Menan Ordinances. Rand Watson seconded the motion. Motion passed.

Discussion of Land Use Table: There is discussion on the Land Use table and what would be needed to change the City Code under the District Regulations to read refer to the Land Use Table. There is discussion of sending a recommendation to the City Council to change the Code. There is then discussion of letting the City Council know that the P&Z is looking at the Land Use Table and what the purpose is behind it so the Council knows what the P&Z is preparing to do. It is decided to add the Land Use Table discussion to the Agenda for next month and the Commission Members will look over the table before hand to come prepared to discuss it.

Public Discussion: Becky Nelson asks a question about open space and set backs. She asks if the set backs on the property could be used as open space. There is discussion of this. It is shown in the City Code that it specifically states that set backs cannot be the open space required. There is discussion of discrepancies in the Code.

Minutes: Lane Mortimer made a motion to accept the minutes for the meeting on February 7, 2019 as written. Rand Watson seconded the motion. Motion passed.

Calendar: There is discussion of the next meeting to be held on April 4, 2019.

Lane Mortimer made a motion to adjourn the meeting. Victor Cammans seconded the motion. Motion passes.

Planning and Zoning meeting ends at 8:17 p.m.

Allyson Pettingill
Clerk/Treasurer